

Hello,

I don't understand why everyone is talking about amenities when it seems that every proposal on the table is going to make things worse for residents in the area.

1. Traffic will be worse. Even if they improve the offramps and streets in Evergreen, 101 is not going to be widened, putting more cars into the 101 pipe faster is not going to solve anything. Especially when you consider other development along the 101 corridor like Coyote Valley and near the SJ airport will put even more cars on 101.

2. I have yet to see a proposal that adequately addresses the concern regarding having enough school infrastructure. Either for the current residents or to accomodate adding many more homes.

3. We don't need more commercial space when land that is zoned commercial in the Evergreen Village Center remains vacant.

I don't see how any of the proposals on the table will increase the quality of life of the current residents of the area. At best, things will balance out to about the same. More likely, things will become more crowded and congested and quality of life will be degraded. A park or shopping center here or there does not balance out lousy traffic and over crowded schools.

I believe the right course of action is NO REZONING! The original planners of the Evergreen Master Plan had it right. A balanced community with businesses, schools, and residential. If it takes years to build the industrial sites at Campus Industrial, that's OK. I can handle watching cows graze for a few more years. If the land by the college stays vacant, that is OK too (an open field with birds and squirrels is fine with me). Eventually the college may need more space for a library or classrooms or sports fields. Maybe the college land, already zoned for a school, can be used for a high school campus with a curriculum developed in cooperation with the community college. College bound high school students can finish their high school work while starting to take college classes - all on one campus.

Trying to change the zoning is short sighted and only serves to really benefit one group: the developers and land owners who stand to make big bucks by building on the land (then leaving the area after they have cashed in). The developers and land owners do not have a long term interest in the community.

These developers and land owners also have known for

many years how that land is zoned. If they bought the land with that zoning, then it is not the problem of the residents of the area that their investment speculation is not panning out as they had hoped.

I see it as a choice between "the devil I know and the devil I don't know". While the devil I know has its flaws, overall, I am happy with the quality of life in my neighborhood. I do not see how the devil we don't know is going to make things any better. Most likely, things will be worse and the value of our homes will go down due to overcrowded roads, inadequate schools and reduced quality of life.

I would encourage NO REZONING as the decision for the opportunity sites and have the City Council enforce the decision for a specific time frame (such as 10 years).

I would like to see the EVP Task Force representatives and City Council seriously consider No Rezoning as an option.

Respectfully,

Lori Fernandez
Evergreen Falls Creek Neighborhood Resident